

**MINUTES OF THE
AUBURN CITY PLANNING COMMISSION
JANUARY 4, 2005**

The regular session of the Auburn City Planning Commission was called to order on January 4, 2005 at 7:05 p.m. by Chairman Smith in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: McCord, Merz, Powers, White, Chrm.
Smith

COMMISSIONERS ABSENT: None

STAFF PRESENT: Will Wong, Community Development Director; Reg Murray, Associate Planner; Bryan Jones, Associate Civil Engineer; Janet Ferro, Administrative Assistant

ITEM I: CALL TO ORDER

ITEM II: APPROVAL OF MINUTES

None.

ITEM III: PUBLIC COMMENT

None.

ITEM IV: PUBLIC HEARING ITEMS

- A. **Tentative Subdivision Map, Civic Design, and Tree Permit – 10700 Indian Hill Road (Indian Hill Office Park) – File SUB 04-3, CD 04-1, TP 04-7.** The applicant requests approval of commercial office development that includes four (4) two-story buildings totaling 40,000 square feet. The

request includes a Tentative Subdivision map to create sixteen office condominium units and one common area lot; a Civic Design for site design issues such as grading, parking, architecture, landscaping; and a Tree Permit to address development impacts to native trees, including the removal of approximately 127 protected trees. *THIS ITEM WAS CONTINUED FROM THE MEETING OF NOVEMBER 16, 2004.*

Reg Murray gave the staff report. As we have new commissioners on the Planning Commission since this project was first heard, he reviewed the proposal in detail. On September 7, 2004 the application was first presented and at that time the Planning Commission continued the item in order to allow time for the applicant to review the project with neighboring property owners and homeowner's association representatives, as well as to make potential revisions to the project plans. Key revisions have now been made, including reducing the number of buildings from 5 to 4; reducing square footage from approximately 45,064 sq. ft. to approximately 40,000 sq. ft.; reducing parking area, lighting and tree removal proportionately. Sewer service and drainage also have been revised.

The public hearing was opened.

Bridget Barnes, attorney representing the applicant, Auburn View Investors, again reviewed the revisions proposed to accommodate the requests of the Planning Commission as well as the homeowners. She pointed out that the applicant and representatives had met several times with the Vintage Oaks Action Committee to address all of their concerns and she introduced into the record many letters on the subject between the Vintage Oaks Action Committee members individually and the applicant and representatives.

Attorney Barnes then outlined the changes had been made to address specific concerns:

Grand Oaks Sub:	Buildings situated lower by revising grading Roofing material, metal to concrete tile Driveways relocated On-site detention added Parking lot relocated to north side of buildings
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Retaining walls lower
Number of buildings reduced from 5 to 4
Number of office condo's reduced from 19 to 16
Parking lot relocated, fewer trees lost
Outdoor elevators added
Tree planting
Sewer lift station added
Residential character design treatments added to building architecture

Attorney Barnes also noted that the sidewalk requirement on the north side of Auburn Folsom Road had become an issue. She stated that if the sidewalks were not required, the retaining wall height could be lowered from 10 feet to 3-4 feet.

Tom Tratt, engineer with GW Consulting Engineers, added details on the condo offices, parking, and retaining walls.

Ron Lichau, Lichau & Associates, project architect, gave further information on the project.

The following spoke in favor of the proposal:

Al Dumm, Diamond Ridge resident
Harry Knox, Southridge resident
Hank Gonzales, Riverview Drive resident
Ray Yamasaki, Humbug Drive resident and project landscape architect
James Graves, adjacent property owner
Jerome Beauchamp, Nancy Drive resident
Richard Azevedo, one of the project developers
Richard Phillips, Vintage Oaks resident
John Dunlap, Vintage Oaks resident

The following spoke in opposition to the proposal, giving the reasons of unlawful rezone; noise pollution; adverse environmental impact; neighborhood safety.

Vintage Oaks subdivision residents:

Bob Metcalf
George Bloom

Esther Bloom
Art Woodward
Dick DiBiaso
Pam Walker
Barbara Kinser
John Hurder
Tim DeWitt
Rodney Kihara
Hilary Nelson
Debbie Young
Tulio Robinson
Laura Markgraf
Georgia Hurder
Rochelle Rowland

Greg Arz, Tanglewood Drive resident

Chrm. Smith then invited rebuttal comments.

Fred Merriam, project partner, has owned the property for 40+ years. He discussed the General Plan and zoning information regarding the project site.

Attorney Barnes returned to add that in rebuttal, Attorney Karin Schwab would be involved in negative declaration issues and Paul Bollard would speak on sound issues.

Paul Bollard, Bollard & Brennan, noise control consultants, gave reasons why traffic noise should not reflect from the retaining wall into the Vintage Oaks subdivision, as mentioned by an earlier speaker.

Attorney Karin Schwab added information on why a negative declaration and not an environmental impact report was required on this project.

The public hearing was closed.

Comm. McCord **MOVED** to amend the conditions to delete the requirement for sidewalk on the north side of Auburn Folsom Road.

Comm. White **SECONDED**.

There was discussion of the elimination of the sidewalk requirement and how that might affect future projects in south Auburn in general and specifically on Auburn Folsom Road.

Chrm. Smith inquired about possibly eliminating the curb and gutter on the north side of Auburn Folsom Road, which would eliminate the lower wall. Director Wong advised that would be subject to the review of the Public Works Department as a curb and gutter might be needed for drainage.

Bryan Jones, staff Associate Civil Engineer, added that it appeared that drainage would run south from the project toward the Vintage Oaks Subdivision, however his department would have to further review the issue.

The vote on the motion to delete sidewalk requirements:

AYES:	McCord, Merz, Powers, White, Chrm. Smith
NOES:	None
ABSTAIN:	None
ABSENT:	None

The motion was approved.

Comm. McCord **MOVED** to add condition 6.d to read:

“Prior to approval of any building permits, the applicant shall revise the South building elevations of Buildings A, B, C, and D and submit to the Auburn Planning Commission for review and approval. The developer should consult with architect Tim DeWitt with the intent of incorporating, to the extent feasible, elements from Mr. DeWitt’s architectural elevation received by the City on January 4, 2005.”

Comm. Merz **SECONDED**.

Approved unanimously by voice vote.

Chrm. Smith **MOVED** to add condition 4.c to read:

“The proposed retaining wall along Auburn Folsom Road shall be redesigned to incorporate embellishment to the wall, which may include pilasters, trim caps, and/or accent treatment. Final design

shall be subject to the review and approval of the Public Works and Community Development Departments.”

Comm. McCord **SECONDED**.

Approved unanimously by voice vote.

There was discussion of the possibility of adding a condition to require that the applicant plant redwood trees on the south side of Auburn Folsom Road to screen the view from Vintage Oaks subdivision. Chrm. Smith noted that he would not be in favor of such a condition.

Director Wong responded to questions of Comm. Powers regarding the size of the project and policing of private parks, issues noted by earlier speakers.

Motion A:

Comm. McCord **MOVED** to adopt the Mitigated Negative Declaration for the Indian Hill Office Park.

Comm. Merz **SECONDED**.

AYES:	McCord, Merz, Powers, White, Chrm. Smith
NOES:	None
ABSTAIN:	None
ABSENT:	None

The motion was approved.

Motion B:

Comm. McCord **MOVED** to approve the Tentative Subdivision Map for the Indian Hill Office Park subject to the conditions listed in Exhibit A and as modified by the Planning Commission.

Comm. White **SECONDED**.

AYES:	McCord, Merz, Powers, White, Chrm. Smith
NOES:	None
ABSTAIN:	None
ABSENT:	None

The motion was approved.

Motion C:

Comm. McCord **MOVED** to approve the Civic Design for the Indian Hill Office Park subject to the conditions listed in Exhibit A and as modified by the Planning Commission.

Comm. White **SECONDED**.

AYES: McCord, Merz, Powers, White, Chrm. Smith
NOES: None
ABSTAIN: None
ABSENT: None

The motion was approved.

Motion D:

Comm. McCord **MOVED** to adopt the following findings of fact for the Tree Permit for the Indian Hill Office Park:

1. Approval of the tree permit will not be detrimental to the public health, safety, or welfare;
2. Approval of the tree permit is consistent with the provisions of the Tree Ordinance; and
3. Measures have been incorporated in the project or the permit to mitigate impacts to remaining trees or to provide replacement for trees removed.

Chrm. Smith **SECONDED**.

AYES: McCord, Merz, Powers, White, Chrm. Smith
NOES: None
ABSTAIN: None
ABSENT: None

The motion was approved.

Motion E:

Comm. McCord **MOVED** approve the Tree Permit for the Indian Hill Office Park subject to the conditions listed in Exhibit A.

Comm. Merz **SECONDED**.

AYES: McCord, Merz, Powers, White, Chrm. Smith
NOES: None
ABSTAIN: None
ABSENT: None

The motion was approved.

The Chairman announced the 10-day appeal period.

ITEM V: COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

A. City Council Meetings

Director Wong reviewed recent City Council meetings.

B. Future Planning Commission meetings.

Director Wong discussed future meetings.

C. Reports

None.

ITEM VI: PLANNING COMMISSION REPORTS

None.

ITEM VII: FUTURE PLANNING COMMISSION AGENDA ITEMS

None.

ITEM VIII: ADJOURNMENT

The meeting was adjourned at 10:45 p.m.

Respectfully submitted,

Janet Elaine Ferro, Administrative Secretary